



Grafton Conservation Commission

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
Phone: (508) 839-5335 ext. 1410
www.grafton-ma.gov • concom@grafton-ma.gov

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Minutes of the March 7, 2023 Meeting at 7:00 p.m.

A meeting of the Grafton Conservation Commission was held via Zoom on March 7, 2023. Present were: Commissioners Jonathan Nickerson, Patrick Huegel and Travis Mast, and Conservation Agent Leah Cameron and Conservation Assistant Jan Elyse Taylor. Chair Sandra Brock was absent.

Jonathan Nickerson opened the public meeting at 7:03 p.m.

The Commission received public comment from any of the following items from the Commission's February 21, 2023 meeting:

- RDA – 145 Millbury Street
- NOI #164-1034 / WP #849 – 37 Magnolia Lane
- February 7, 2023 Meeting Minutes
- Extension Requests:
 - #164-983 / WP #801 – Stowe Road culvert
 - #164-990 / WP #809 – Route 122A reconstruction
- Requests for Certificates of Compliance:
 - #164-1018 / WP # 835 – 179 Upton Street
 - #164-1019 / WP #836 – 183 Upton Street
 - #164-591 / WP #438 – Highfields Subdivision – partial for Phase 1
- Highfields Subdivision Conservation Restriction

There were no comments from the public.

Vote to Give Agent Signatory Authority to Receive Bonds – The Agent stated it would be more efficient if the Agent was able to sign for bonds as well as the Chair. Travis made a motion to give the Agent signatory authority to receive bonds and was seconded by Patrick Huegel. The motion carried unanimously.

February 21, 2023 Meeting Minutes – This item was rescheduled to the March 21, 2023 meeting.

NOI – 157 Pleasant Street – house addition & garage – The applicant requested a continuance to March 21. Travis Mast made a motion to continue the hearing and was seconded by Patrick Huegel. The motion carried unanimously.

NOI – #164-1033 / WP #847 /SWP #23-1 - 61 Leland Street – Leigh Casaceli & Timothy Walsh – driveway, garage & paddock – Vito Colonna of Connorstone Engineering presented the project to the Commission. The applicant is proposing paving the existing driveway within

the 25' no disturb area, constructing a paddock and gravel driveway for access, and constructing a garage. The Agent noted that the peer review and interdepartmental comments have been satisfied and suggested the special conditions that snow shall not be pushed into or stored within any stormwater infrastructure and an Operation and Maintenance Plan for the stormwater infrastructure attached to the Notice of Intent and referenced on plan set shall be implemented. Travis Mast made a motion to grant the waiver to work within the no-disturb area. The motion was seconded by Patrick Huegel and carried unanimously. Travis Mast made a motion to close the hearing and issue the Order of Conditions with the above-mentioned conditions. Patrick Huegel seconded the motion, and it was carried unanimously.

NOI – 118.5 Old Westboro Road, Lot A & 118.5 Old Westboro Road, Lot B – single family houses – The applicant requested a continuance to March 21. Travis Mast made a motion to continue the hearing and was seconded by Patrick Huegel. The motion carried unanimously.

NOI-#164-1031/WP#846/SWP#22-1 -58 Follette St –Cellco Partnership/Verizon Wireless – cell tower/driveway – The applicant requested a continuance to March 21. Travis Mast made a motion to continue the hearing and was seconded by Patrick Huegel. The motion carried unanimously.

Request for a Certificate of Compliance – DEP #164-890 / WP# 723 / SWP# 15-2 – 114 Merriam Road – This item was rescheduled to the March 21 meeting.

Highfields Subdivision Conservation Restriction – Travis Mast recused himself since he is an abutter to Highfields. Attorney Rob Knapik represented the applicant. Mr. Knapik clarified that Reserved Right #2 references easements for construction of roads and utilities, and most of these utilities are already constructed. Mr. Knapik agreed to change “construction” to “installation of roads and utilities”. He also agreed to notify the Commission of any future change to the easements. The Commission and Mr. Knapik agreed to change the wording of Reserved Right #8 from “construction” to “minor adjustment or relocation”, and that any future development of the golf course can only occur in areas that are already cleared. Patrick Huegel made a motion to accept the Conservation Restriction pending the revisions discussed. Jonathan Nickerson seconded the motion and it passed 2-0.

NOI – 8 Morgan Drive – driveway & stormwater basins - The applicant requested a continuance to March 21. Travis Mast made a motion to continue the hearing and was seconded by Patrick Huegel. The motion carried unanimously.

Request for partial Certificate of Compliance – DEP #164-591 / WP #438 – Highfields Subdivision – Travis Mast recused himself since he is an abutter to Highfields. The Agent summarized the status of the request. Wetland replication has not been completed, and roof runoff is not being recharged on each lot per the conditions of the Order. The Town Planner does not believe a partial Certificate of Compliance would clear the project to continue through the Planning Board. The applicant needs to submit a plan for replication to meet the square footage required and file it under a new Notice of Intent since these permits have expired. Patrick Huegel made a motion to deny the partial Certificate of Compliance. Jonathan Nickerson seconded the motion and it passed 2-0.

Travis Mast made a motion, seconded by Patrick Huegel, to adjourn the meeting at 8:09 p.m.
The motion carried unanimously.

Documents discussed & located in the Conservation Commission office:

RDA Package for 145 Millbury Street
NOI Package for 37 Magnolia Lane
NOI Package for 58 Follette Street
NOI Package for 61 Leland Street
NOI Package for 118.5 Old Westboro Road, Lots A & B
NOI Package for 8 Morgan Drive
Extension Request for the Stowe Road culvert
Extension Request for the Route 122A Reconstruction
Request for a Certificate of Compliance for 179 Upton Street
Request for a Certificate of Compliance for 183 Upton Street
Request for a Certificate of Compliance for 114 Merriam Road
Request for a partial Certificate of Compliance for Highfields Subdivision
Highfields Subdivision Conservation Restriction
February 7 & 21, 2023 Meeting Minutes
Report to Commissioners dated March 7, 2023

Minutes drafted by Jan Elyse Taylor
Approved on 4/4/2023